



THE CORPORATION OF THE TOWN OF DEEP RIVER

P.O. BOX 400 • 100 DEEP RIVER ROAD • DEEP RIVER, ONTARIO K0J 1P0
Telephone: (613) 584-2000 • www.deepriver.ca • Fax: (613) 584-3237

NOTICE OF PASSING OF A ZONING BY-LAW

TAKE NOTICE that the Council of the Corporation of the Town of Deep River passed By-law 23-2025 on the 7th day of May, 2025 under Section 34 of the Planning Act.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Decision for Zoning Amendment may be made by filing a notice of appeal with the Town of Deep River either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Town of Deep River as the Approval Authority or by email to the Town clerk at jmellon@deepriver.ca, no later than **4:30 p.m. on June 3, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to the Clerk at the Town of Deep River. The Town of Deep River agrees to receive appeals via the OLT e-file service.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeals unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a Key Map showing the location of the lands to which the By-law applies are attached. The complete By-law is available for inspection in my office during regular office hours.

EXPLANATORY NOTE

The Council of the Corporation of the Town of Deep River passed a Comprehensive Zoning By-law 07-2004 that applies to the Town of Deep River on February 21, 2024.

The purpose of the proposed zoning by-law amendment is to rezone the subject lands to permit a six (6) unit row stacked dwelling with some underground parking. The effect of the amendment is to rezone the subject lands from Residential Two (R2) to Residential Three – Exception Three (R3-E3).

The lands affected by the amendment are described as Part of Block N, Plan 331, in the Town of Deep River, as shown on the attached Key Map.

Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

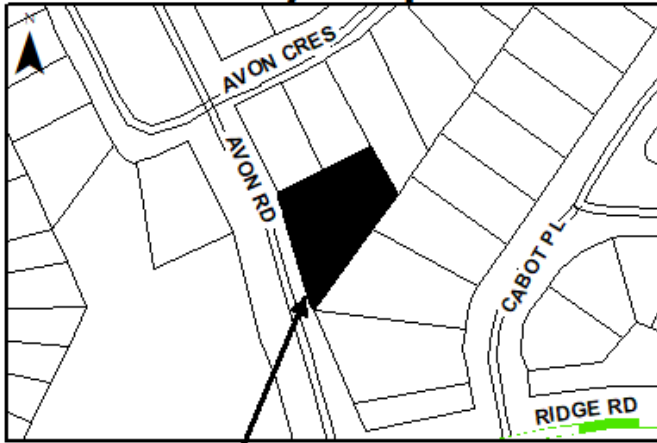


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Dated at the Town of Deep River this 14th day of May, 2025.

Town of Deep River Key Map



Location of Amendment

Lindsey Bennett-Farquhar

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Senior Planner

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